

## 49 Birch Hill Meadows, Antrim, BT41 2TY



### PRICE Offers Over £139,950

This is an excellent opportunity to purchase a well presented three bedroom end townhouse with tarmac drive to the side offering off street parking for up to three cars and occupying a good position within this sought after residential development close to Antrim Area Hospital, local schools and the bus and train station.

Finished to a good standard throughout, the property boasts beech kitchen units with integrated oven and hob, double glazed sliding patio door, PVC double glazed windows and oil-fired central heating. Ideally suited to the First Time Buyer and young family alike, this property can only be fully appreciated following full internal inspection.  
Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor and staircase to First Floor
- Living room 15'7 x 12' with open fire and solid wood floor / Eight pane glazed door to;
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of beech effect high and low level units / Integrated oven and hob
- First floor landing with solid wood floor / Access to hotpress
- Three bedrooms / Master with built-in wardrobe with part mirrored sliding door
- Bathroom with modern white suite to include panel bath with electric shower over
- PVC double glazed windows / Oil-fired central heating
- Tarmac drive to side with off-street parking for three cars / Enclosed garden to rear in neat lawn and dog run
- Excellent opportunity for First Time Buyers

## ACCOMMODATION

PVC double glazed entrance door to:

### ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail. Double radiator. 8 pane glazed door to:

### LIVING ROOM

**15'7 x 12' (4.75m x 3.66m)**

Open fire with painted wooden surround and polished granite inset and hearth. Solid wood floor. Access to under stair storage. Double radiator. 8 pane glazed door to:

### KITCHEN INTO INFORMAL DINING

**15'4 x 8'9 (4.67m x 2.67m)**

Full range of Beech effect high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Space for fridge freezer and plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Single radiator. Double glazed sliding patio door to rear.

## FIRST FLOOR LANDING

Solid wood floor. Access to loft. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above.

## BEDROOM 1

12'9 x 8'5 (3.89m x 2.57m)

plus built-in wardrobe with part mirrored sliding door. Solid wood floor. Single radiator.

## BEDROOM 2

8'10 x 7'5 (2.69m x 2.26m)

(max) Solid wood floor. Single radiator.

## BEDROOM 3

8'8 x 7'5 (2.64m x 2.26m)

(max) Solid wood floor. Single radiator.

## BATHROOM

6'9 x 6' (2.06m x 1.83m)

Modern white suite comprising panelled bath with antique style mixer taps and telephone hand shower. "Redring" electric shower over. Glazed screen. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Part "metro" style tiled walls to bath area. Part wood panelled wall. Solid wood floor. Extractor fan. Single radiator.

## OUTSIDE

Garden to front in neat lawn with specimen tree. Tarmac drive to side with off street parking for 3 plus cars. 6Ft. timber fencing and pedestrian gate to:

Fully enclosed garden to rear in neat lawn and paved pathway. Enclosed mostly paved dog run. PVC tank. Prefabricated oil fired boiler house. 6Ft. wall and timber fencing.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested on this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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